

COUNTRY CLUB OF OCALA UNIT I REPLAT OF TRACT E

A REPLAT OF TRACT E OF COUNTRY CLUB OF OCALA UNIT I, AS RECORDED IN PLAT BOOK 2, PAGES 171 THROUGH 178
OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA
SECTION 8, TOWNSHIP 16 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. THIS PLAT DEPICTS A SURVEY PERFORMED FOR THE SPECIFIC PURPOSE OF RECORDING A SUBDIVISION PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.
2. BEARINGS ARE ASSUMED BASED BASED FLORIDA WEST GRID NAD-83 (CORS96)(EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK AND REFERENCED TO THE EAST BOUNDARY OF TRACT E, AS BEING S.00°14'40"W.
3. STATE PLANE COORDINATES ARE BASED FLORIDA WEST GRID NAD-83 (CORS96)(EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK. ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES.
4. ANY REFERENCE HEREIN TO OFFICIAL RECORDS BOOKS ARE REFERRING TO THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
5. ANY PURCHASER OF A LOT WITHIN THIS SUBDIVISION IS ADVISED OF THE FOLLOWING:
UNLESS IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ROADS) ARE:
A. EXISTING AT THE TIME THIS PLAT WAS RECORDED IN THE PUBLIC RECORDS, OR
B. ASSURED BY WRITTEN AGREEMENT BETWEEN THE DEVELOPER AND MARION COUNTY BOARD OF COUNTY COMMISSIONERS,
THEN SAID IMPROVEMENTS ARE NOT IN ANY MANNER ASSURED FOR CONSTRUCTION IN THE FUTURE BY EITHER MARION COUNTY OR SELLER OF SAID LOTS OR TRACTS.
6. COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
7. UTILITY EASEMENTS ARE SHOWN BY DASHED LINES ON THE ATTACHED PLAT. ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
8. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
9. ALL LOTS/TRACTS SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS. DIRECT DRIVEWAY/VEHICLE ACCESS TO SE 80TH STREET IS PROHIBITED.
10. PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO MATTERS AS SHOWN ON THE PLAT OF THE COUNTRY CLUB OF OCALA UNIT I, AS RECORDED IN PLAT BOOK 2, PAGES 171 THROUGH 178 INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
11. DRAINAGE RETENTION FACILITIES EASEMENT AND MAINTENANCE AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2066, PAGE 1646 AFFECTS SUBJECT PROPERTY.
12. S.E. 12TH CIRCLE SHOWN HEREON IS SUBJECT TO DECLARATION OF PRIVATE ROADS AS RECORDED IN OFFICIAL RECORDS BOOK 1977, PAGE 363.
13. PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO DISTRIBUTION EASEMENTS TO FLORIDA POWER CORPORATION AS RECORDED IN OFFICIAL RECORDS BOOK 2082, PAGE 173 AND OFFICIAL RECORDS BOOK 2093, PAGE 1337.
14. PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO COVENANTS AND RESTRICTIONS AND AMENDMENTS AND ASSIGNMENTS THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 1977, PAGE 393, OFFICIAL RECORDS BOOK 1977, PAGE 369, OFFICIAL RECORDS BOOK 2066, PAGE 1636, OFFICIAL RECORDS BOOK 5301, PAGE 414 AND OFFICIAL RECORDS BOOK 6503, PAGE 709.
15. PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1804, PAGE 1064.
16. PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO IMPROVEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1977, PAGE 365.
17. PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO MEMORANDUM OF AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6503, PAGE 703.

ADVISORY NOTICES: PER MARION COUNTY LAND DEVELOPMENT CODE 6.3.1.C(15)

1. THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS MEDIUM RESIDENTIAL AND R-1 (SINGLE FAMILY DWELLING) RESPECTIVELY.
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12083C07300, MARION COUNTY, FLORIDA, COMMUNITY NO. 120160, PANEL NO. 07300, DATED AUGUST 28, 2008. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED OR REFERENCED ON THIS PLAT THAT MAY BE FOUND IN THE OFFICIAL RECORDS OF MARION COUNTY.
4. THIS PLAT CONTAINS 3 LOTS, 2 TRACTS AND 0.00 MILES OF ROAD.
5. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESERVING PROPERTIES ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL IS DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE.
6. ALL LOTS SHOWN HEREIN SHALL REQUIRE A STORMWATER DRAINAGE DESIGN SITE PLAN COMPLYING WITH MARION COUNTY LAND DEVELOPMENT CODE, WHICH MUST BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE STORMWATER MANAGEMENT FOR INDIVIDUAL LOTS WILL BE PRIVATE. EACH LOT SHOWN HEREIN WILL BE REQUIRED TO HAVE A DEDICATED STORMWATER MANAGEMENT FACILITY. REGARDLESS OF PROPOSED IMPROVED COVERAGE, THE DEVELOPMENT AND MAINTENANCE OF THESE INDIVIDUAL STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF INDIVIDUAL HOMEOWNERS.
7. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COSTS INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.
8. THE 50' CONSERVATION EASEMENT ADJACENT TO SE 80TH STREET IS RESERVED FOR TREES, LANDSCAPING AND BUFFERING. PER MARION COUNTY LAND DEVELOPMENT CODE 6.8.6.K(3), THE EASEMENT MUST MINIMALLY COMPLY WITH TYPE C BUFFER, WHICH REQUIRES LANDSCAPING AS A BUFFER, WITHOUT A BUFFER WALL.

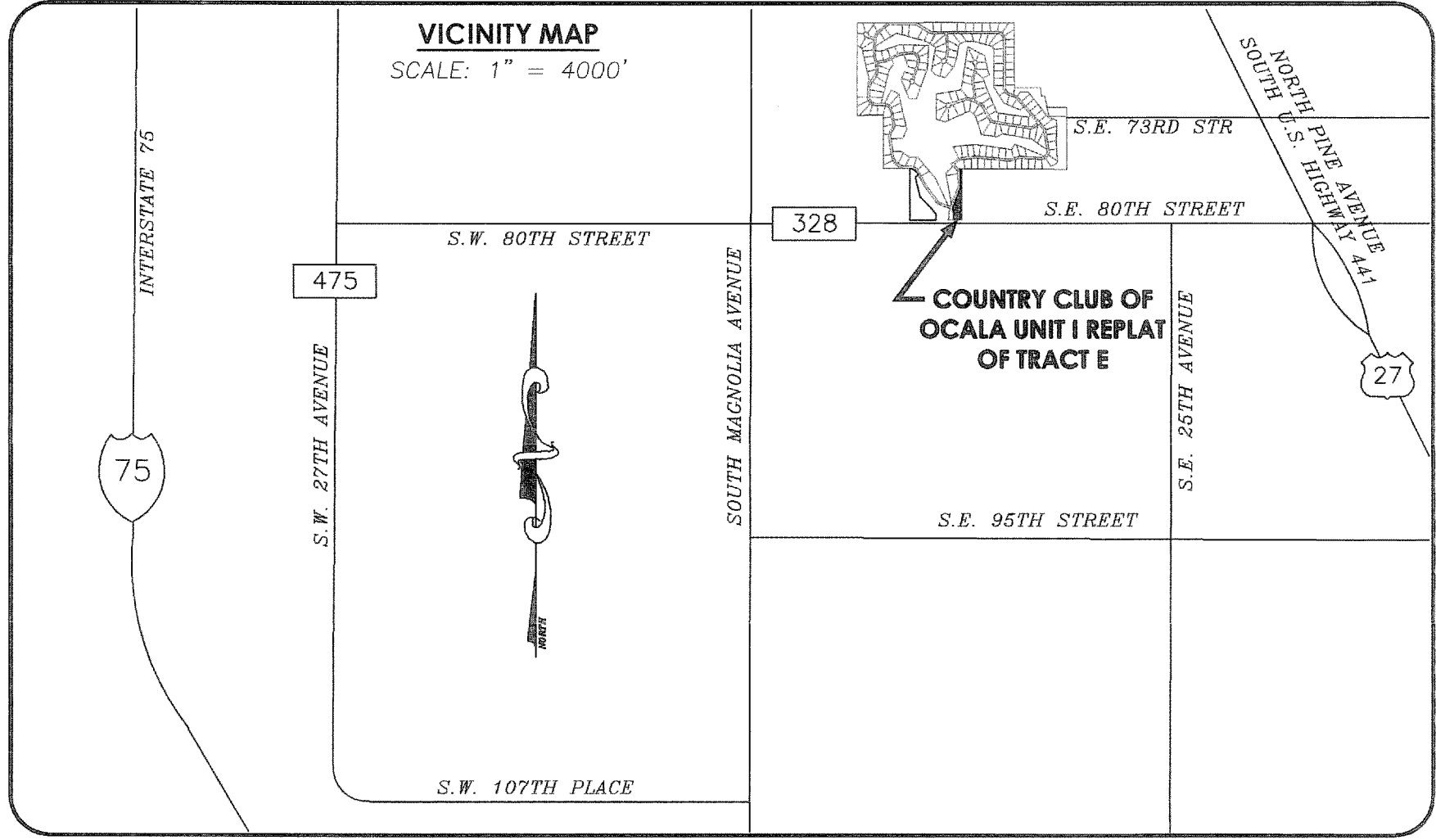
SURVEYOR'S CERTIFICATE:

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

By: Travis P. Barrineau
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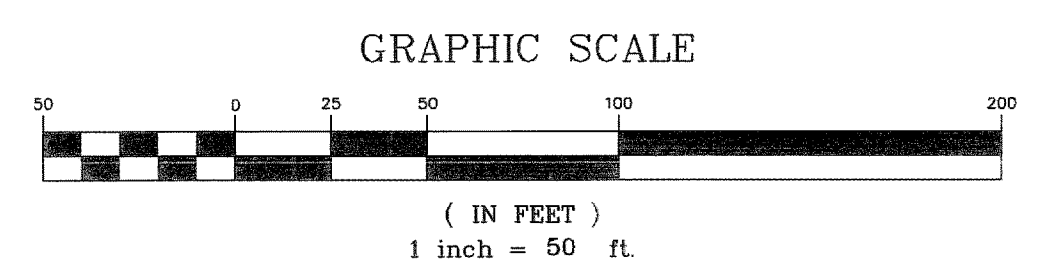
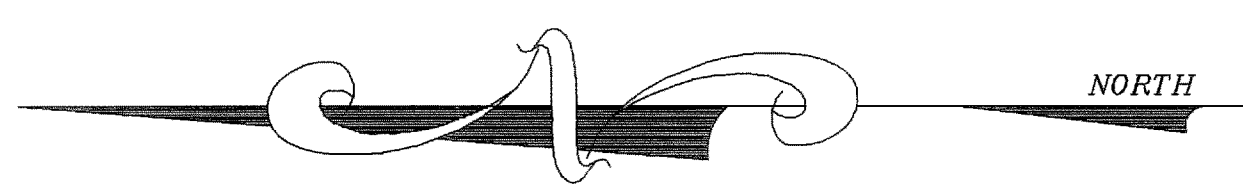
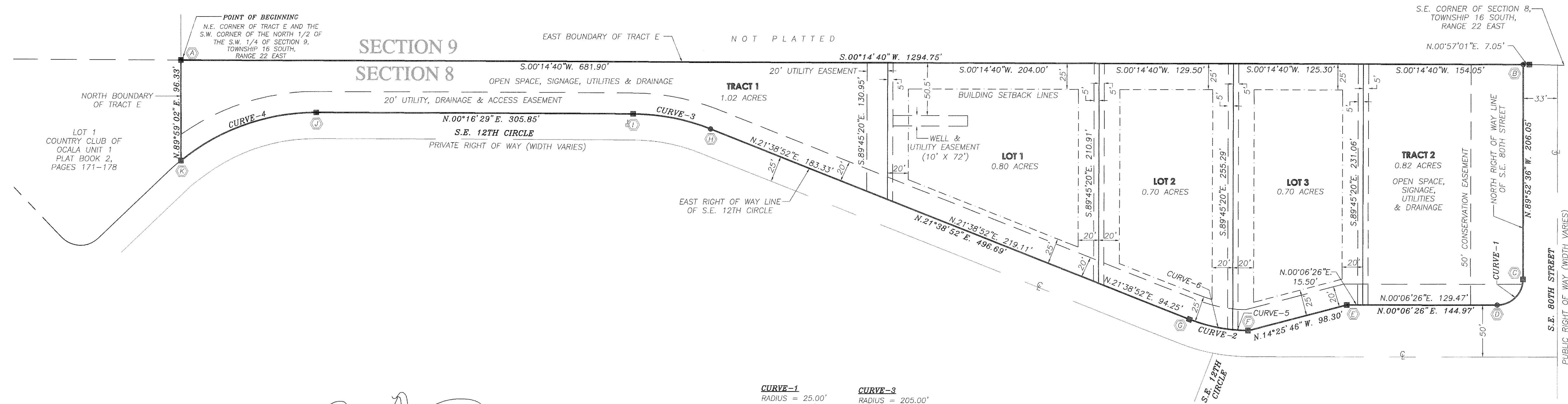


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REPLAT OF TRACT E

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SECTION 8, TOWNSHIP 16 SOUTH, RANGE 22 EAST
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CURVE-1 RADIUS = 25.00' ARC = 38.99' DELTA = 89°21'42" CHORD = 35.16' C.B. = N.44°24'11"W.	CURVE-3 RADIUS = 205.00' ARC = 76.48' DELTA = 21°22'35" CHORD = 76.04' C.B. = N.10°54'01"E.	CURVE-5 RADIUS = 155.00' ARC = 14.73' DELTA = 05°26'44" CHORD = 14.73' C.B. = N.03°00'43"E.	CURVE-6 RADIUS = 155.00' ARC = 43.06' DELTA = 15°55'04" CHORD = 42.92' C.B. = N.13°41'37"E.
CURVE-2 RADIUS = 155.00' ARC = 57.79' DELTA = 21°21'48" CHORD = 57.46' C.B. = N.10°58'15"E.	CURVE-4 RADIUS = 205.00' ARC = 141.01' DELTA = 39°24'44" CHORD = 138.25' C.B. = N.19°24'36"W.		

TYPICAL EASEMENTS & BUILDING SETBACK LINES	
UTILITY EASEMENTS:	
SIDES	5'
BUILDING SETBACKS:	
FRONT & REAR	25'
SIDES	20'

STATE PLANE COORDINATES			
POINT	NORTHING	EASTING	SCALE FACTOR
(A)	1736305.3460	618019.7140	0.99994284
(B)	1735010.6060	618014.1900	0.99994284
(C)	1735011.0500	617808.1450	0.99994286
(D)	1735036.1680	617783.5450	0.99994286
(E)	1735181.1410	617783.8160	0.99994286
(F)	1735276.3390	617759.3210	0.99994287
(G)	1735332.7480	617770.2560	0.99994287
(H)	1735794.4090	617953.4860	0.99994285
(I)	1735869.0770	617967.8650	0.99994285
(J)	1736174.9260	617969.3320	0.99994285
(K)	1736305.3190	617923.3880	0.99994285

- LEGEND:**
- (A) = STATE PLANE COORDINATE
 - C = CENTERLINE OF RIGHT OF WAY
 - C.B. = CHORD BEARING
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - = FOUND 5/8" IRON ROD & CAP - LB 6775
 - = FOUND 4" x 4" CONCRETE MONUMENT - LS 1918

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